



## Unit 1, New Wynd, Montrose, DD10 8AD

## Town Centre Argos Investment

- Substantial Property
- Single Storey
- Modern Development
- Shared Car Park
- 12,593sq ft
- Rent: o/o £90,000p.a.x.
- Price: On Request

**LOCATION**

The property is situated on the south side of New Wynd, between its junction with Baltic Street and Market Street within the town centre of Montrose.

Montrose has a population of circa 12,000 and is an important commercial centre. Its well-developed port acts as a support centre for the North Sea oil industry and is a bulk container shipping base.

Montrose is well located with Aberdeen 35 miles to the north, Dundee 30 miles to the south and Forfar 17 miles to the east. The A90 is located close-by and the town is served by a mainline railway station. Adjacent to Montrose Basin, an internationally important wildlife reserve, the town is also close to several well-regarded golf courses and provides a good selection of services and amenities to the surrounding area. Neighbouring occupiers include Energie Fitness, Domino's Pizza, Nemetona, Boots and Scotmid.

**PROPERTY**

The property comprises a substantial single storey retail unit of modern construction surmounted by a pitched roof overlaid in concrete tile. The property benefits from a prominent frontage facing onto a shared car park within the town centre of Montrose. The property offers multiple display windows offering return frontage and access gained via dual double doors of aluminium framed and glazed construction.

Internally, the property is fitted out in accordance with the former tenants corporate specifications, floors have been overlaid in laminated timber in the customer area, the property offers a larger open plan sales area at ground floor with L.E.D and halogen spot lighting. Partitions have been erected to the rear to form store room, w.c and access to a rear loading area. The loading area is shared with the neighbouring occupiers, and is accessed via Baltic Street.



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**NAV/RV**  
£78,500

**AREA**  
The property has been calculated to extend to the following internal area;

Ground: 1,170sqm (12,593sq ft)

**RENT**  
The property is available on a new full repairing and insuring head lease for offers over £90,000p.a.x.

**SALE**  
Our client may consider disposing of their freehold interest in the property, price on request

**V.A.T.**  
The property has been elected for V.A.T.

**TITLE**  
Available on request

**LEGAL**  
Each party shall bear their own legal costs incurred in the transaction

**TSA Property Consultants**  
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**General** - 0141 237 4324 (info@tsapc.co.uk)

**Anti-Money Laundering**  
In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents.

The required documents will be confirmed to and requested at the relevant time

**Property Misdescription Act 1991:**  
The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.